

VICINITY MAP
(NOT TO SCALE)

NOTES:

1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
3. THE STREET TREES REQUIRED HEREON SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE CONTINUED PROPER MAINTENANCE OF ALL STREET TREES AND SHALL KEEP THEM IN A PROPER, NEAT AND ORDERLY APPEARANCE FREE FROM RUBBAGE AND DEBRIS AT ALL TIMES. TOPPING TREES OR THE SEVERE CUTTING OF LIMBS TO STUBS LARGER THAN THREE INCHES IN DIAMETER WITHIN THE TREE CROWN TO SUCH A DEGREE AS TO REMOVE THE NORMAL CANOPY SHALL NOT BE PERMITTED.

THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREE TO BE USED IS 25 OR 25 PERCENT, WHICHEVER IS GREATER

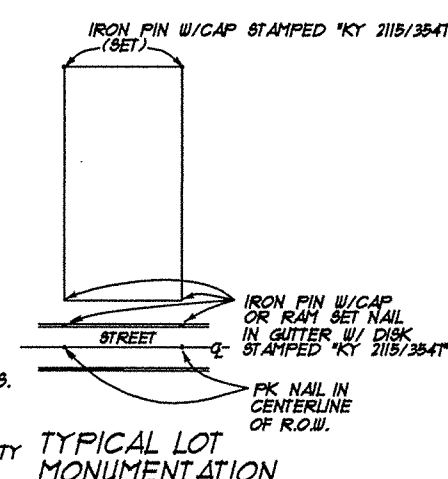
THE REQUIRED STREET TREES SHALL BE SELECTED FROM THE FOLLOWING: MEDIUM SPECIES (35' O.C.) IN PLANTING STRIPS 5.5' TO 7' WIDE.

1. GLEDITSIA TRIACANTHOS (THORNLESS HONEYLOCUST)
2. KOELREUTERIA PANICULATA (GOLDEN RAIN TREE)
3. NYSSA SYLVATICA (BLACK GUM)
4. Ostrya virginiana (HOPHORNBEAM)
5. SYRINGA RETICULATA (JAPANESE LILAC)
6. ACER RUBRUM (RED MAPLE)

INDICATES NO. OF STREET TREES REQUIRED ON LOT.
A TOTAL OF 33 TREES TO BE PLANTED, ALL STREET TREES MUST BE PLANTED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

NOTES (CONT.):

- STREET TREES SHALL BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP EXCEPT FOR STREET TREES WITHIN 15 FT. OF AN INTERSECTION OF TWO PUBLIC STREETS (MEASURED FROM FACE OF CURB) SHALL BE LOCATED BEHIND THE SIDEWALK AND SHALL NOT BE LOCATED IN THE RIGHT-OF-WAY UTILITY STRIP.
- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
- DETENTION IS PROVIDED OFF SITE.
- ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSIDE MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
- NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
- DRAINAGE EASEMENTS ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. THESE AND ALL OTHER DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE URBAN COUNTY ENGINEER'S DIVISION. THE OWNER SHALL MAINTAIN DRAINAGE EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE AND OTHER EASEMENT AREAS.
- UTILITY COMPANIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.
- SCREENING ALONG THE L.F.U.C.G. GREENWAY SHALL BE IN CONFORMANCE WITH THE BOARD OF ADJUSTMENT CASE V-2008-55-DENNIS ANDERSON/ TRAILSIDE AT MCCONNELLS, LLC, APPROVED ON AUGUST 28, 2008.



SURVEY DATE = JULY 2007 & OCT. 2009
REFERENCE MERIDIAN = P.C. "N", SL. 465

THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:21,500 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

OWNER/DEVELOPER:
ANDERSON COMMUNITIES
1720 SHARKEY WAY
LEXINGTON, KY 40511

PLAT CABINET __, SLIDE __

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume __, page __, in the Fayette County Clerk's Office; do hereby adopt this as my (our) plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish that the easements shown hereon are reserved for the use so indicated and no structure, tree or other obstruction of any kind shall be erected or permitted to remain upon or over any portion of said easements and do hereby dedicate the sanitary sewer system to public use. Also I (we) do hereby agree that before any lot herein is sold or transferred, the purchaser shall be notified in the contract or deed of any private utilities (water, gas, electricity, telephone, and where applicable, sanitary sewers) not installed, and the deed of contract shall contain a statement that no building occupancy certificate may be secured until any such utility is installed.

Signature _____ Date _____
DENNIS ANDERSON

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that record drawings for the infrastructure shown hereon have been received and that a combination performance and warranty surety, in the amount required by the Subdivision Regulations, has been posted in my office by the developer.

Urban County Engineer _____ Date _____

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

Engineer _____ Registration No. _____ Date _____
Surveyor _____ Registration No. _____

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on _____ and is now eligible for recording.

Planning Commission Signature _____ Date _____

CENTERLINE MONUMENT INFORMATION

| MON. | DESCRIPTION | COORDINATES |
|------|--|--------------------------------------|
| #1 | P/K NAIL W/DISK STAMPED "KY 2115/ OR "KY 354T", SET AT THE INTERSECTION OF CENTERLINES | N = 213,085.97 E = 1,549,666.51 |
| #2 | P/K NAIL W/DISK STAMPED "KY 2115/ OR "KY 354T", SET AT THE PT. OF CURVE NO. 2 | N = 212,719.1989 E = 1,550,098.96 |

SITE STATISTICS:

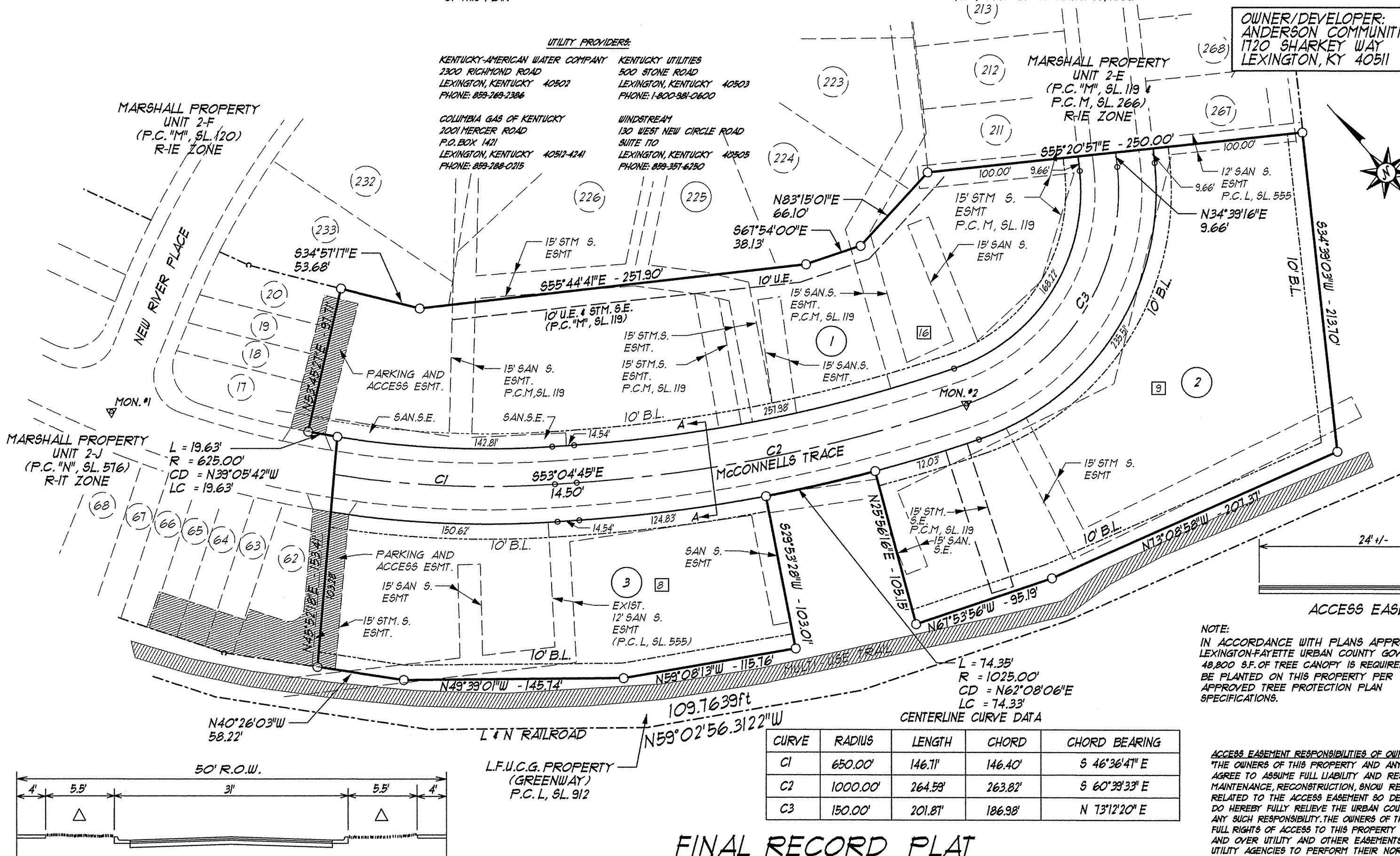
ZONE = R-IT
NO. OF LOTS = 3
TOTAL AREA = 3.74 ACRES
AREA OF R.O.W. = 0.73 AC.
LENGTH OF STREET = 631'

NOTE:
IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 48,800 S.F. OF TREE CANOPY IS REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

ACCESS EASEMENT RESPONSIBILITIES OF OWNERS:
THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENT SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE ACCESS EASEMENT AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENT WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENT BE CHANGED TO A PUBLIC STREET THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH ACCESS EASEMENT BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE ACCESS EASEMENT FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IF AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THE ACCESS EASEMENT SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS' EXPENSE IN MAKING SUCH ACCESS EASEMENT CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER _____ DATE _____

60 30 0 60
GRAPHIC SCALE 1" = 60'



SECTION A-A

Δ = STREET TREE LOCATION

E& Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 236-3883
FACSIMILE (859) 236-3881

FINAL RECORD PLAT

MARSHALL PROPERTY

UNIT 2-K

LEXINGTON, FAYETTE COUNTY, KENTUCKY

FEBRUARY 2010

| CURVE | RADIUS | LENGTH | CHORD | CHORD BEARING |
|-------|----------|---------|---------|---------------|
| C1 | 650.00' | 146.11' | 146.40' | S 46°36'41" E |
| C2 | 1000.00' | 264.53' | 263.82' | S 60°38'33" E |
| C3 | 150.00' | 201.87' | 186.98' | N 73°12'20" E |